



# 0 Old County Road South, Newbury

Offered at \$325,000

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## About This Property

This is a great opportunity to own over 26 acres near the Baker Hill Golf Club! Comprising of seven separate deeded lots, this is your chance to build your ideal home or that vacation home you have been dreaming of. Located only 12 minutes from Mount Sunapee Resort, less than 7 minutes to Newbury Harbor, you will enjoy year-round outdoor activities. Whether you're an avid skier, hiker, golfer or just love being outside, this location has something for everyone. Additionally, you are only 10 minutes to the center of New London for local dining, shops, cafes, healthcare, and summer theater. Easy access to I-89, and just 45 minutes to either Concord or the Upper Valley.

Acres: 26.83 | Property Taxes: \$3,032

Land 5091555 Active **0 Old County Road South** **Newbury** **NH 03255** Unit/Lot Listed: 5/28/2026 \$325,000 Closed:



**County** NH-Merrimack  
**Village/Dist/Locale**  
**Zoning** Residential  
**Taxes TBD** No  
**Tax Annual Amount** \$3,032.00  
**Tax Year** 2025  
**Tax Year Notes**  
**Tax Class**  
**Tax Rate**  
**Assessment Year**  
**Assessment Amount**  
**Lot Size Acres** 26.83  
**Lot Size Square Feet** 1,168,715  
**Common Land Acres**  
**Price Per Acre** \$12,113.31  
**Total Lots** 7  
**Estimated Open Space %**  
**Activation Date**

**Road Frontage** Yes  
**Road Frontage Type** Dirt, Gravel, Public  
**Road Frontage Length** 1,026  
**Permit Number**  
**Pole Number**

**Waterfront Property**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Waterfront Property Rights**  
**WaterRestr**  
**ROW Parcel Access**  
**ROW Length**  
**ROW Width**  
**ROW to other Parcel**  
**Flood Zone** Unknown  
**Foreclosed/Bank-Owned/REO** No  
**Days On Market** 1  
**Current Use** No  
**Land Gains**  
**Resort** No

**Public Remarks** This is a great opportunity to own over 26 acres near the Baker Hill Golf Club! Comprising of seven separate deeded lots, this is your chance to build your ideal home or that vacation home you have been dreaming of. Located only 12 minutes from Mount Sunapee Resort, less than 7 minutes to Newbury Harbor, you will enjoy year-round outdoor activities. Whether you're an avid skier, hiker, golfer or just love being outside, this location has something for everyone. Additionally, you are only 10 minutes to the center of New London for local dining, shops, cafes, healthcare, and summer theater. Easy access to I-89, and just 45 minutes to either Concord or the Upper Valley.  
**Directions**

**Fee**  
**Fee Frequency**  
**Fee 2**  
**Fee 2 Frequency**  
**Fee 3**  
**Fee 3 Frequency**

**Map** 027  
**Block** 639  
**Lot** 064  
**SPAN Number**  
**Property ID**  
**Dev/Subd**  
**PlanUrbDev**

**DeedRecTy** Quit Claim  
**DeedBook** 3618  
**DeedPage** 1380  
**TotDeeds**  
**Covenants** No  
**Easements**

**SchDistrict** Kearsarge Sch Dst SAU #65  
**SchElem** Kearsarge Elem Bradford  
**SchMiddle** Kearsarge Regional Middle Sch  
**SchHigh** Kearsarge Regional HS  
**Surveyed** No  
**Surveyed By**  
**Plan Survey Number**

**Lot Features** Country Setting, Wooded  
**Utilities** None  
**Electric** None  
**Water Source** None  
**Sewer** None  
**Fuel Company**  
**Electric Company**  
**Water Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider**

**Documents Available** Deed, Property Disclosure, Tax Map  
**Exclusions**  
**Right of First Refusal**  
**Auction**  
**Auction Date**  
**Auction Time**  
**Auction Price Determnd By**  
**Auctioneer Name**  
**Auctioneer License Number**



O'Halloran Group  
listings@ohgrp.com

KW Coastal and Lakes & Mountains  
Off: 603-526-8600



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PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

- 1. SELLER: The Scire Family Realty Trust and The Estate of Robert C. Scire
2. PROPERTY LOCATION: Old County Road South, Newbury, NH 03255 (Lots 064, 178, 187, 202, 210, 217, and 236)
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge...

4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

- 5. WATER SUPPLY (Please answer all questions regardless of type of water supply)
a. TYPE OF SYSTEM: [X] None [ ] Public [ ] Private [ ] Seasonal [ ] Unknown
b. INSTALLATION: Location: \_\_\_\_\_ Installed By: \_\_\_\_\_
c. USE: Number of Persons currently using the system: 0
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
e. WATER TEST: Have you had the water tested? [ ] Yes [X] No
f. COMMENTS: no water supply undeveloped land

- 6. SEWAGE DISPOSAL SYSTEM
a. TYPE OF SYSTEM: Public: [ ] Yes [ ] No Community/Shared: [ ] Yes [ ] No
b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions?
c. IF PRIVATE: TANK: [ ] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Unknown [ ] Other
d. LEACH FIELD: [ ] Yes [X] No [ ] Other
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [ ] Yes [X] No [ ] Unknown
f. COMMENTS:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

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PROPERTY LOCATION: Old County Road South, Newbury, NH 03255 (Lots 064, 178, 187, 202, 210, 217, and 236)

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? [ ] YES [x] NO [ ] UNKNOWN

IF YES: Are tanks currently in use? [ ] YES [ ] NO

IF NO: How long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_ Owner of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any problems, such as leakage, etc.? [ ] Yes [ ] No Comments: \_\_\_\_\_

Are tanks registered with the Department of Environmental Services (D.E.S.)? [ ] YES [ ] NO [ ] UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? [ ] YES [ ] NO [ ] UNKNOWN

Comments: \_\_\_\_\_

8. GENERAL INFORMATION

a. Is this property subject to Association fees? [ ] YES [x] NO [ ] UNKNOWN

If YES, Explain: \_\_\_\_\_

If YES, what is your source of information? \_\_\_\_\_

b. Is this property located in a Federally Designated Flood Hazard Zone? [ ] YES [ ] NO [x] UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? [ ] YES [x] NO [ ] UNKNOWN

If YES, Explain: \_\_\_\_\_

d. What is your source of information? \_\_\_\_\_

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? [ ] YES [ ] NO [x] UNKNOWN

If YES, Explain: \_\_\_\_\_

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? [ ] YES [x] NO [ ] UNKNOWN

If YES, Explain: \_\_\_\_\_

g. How is the property zoned? \_\_\_\_\_ Source: \_\_\_\_\_

h. Has the property been surveyed? [ ] YES [x] NO [ ] UNKNOWN If YES, is the survey available? [ ] YES [ ] NO

i. Has the soil been tested? [ ] YES [x] NO [ ] UNKNOWN If YES, are the results available? [ ] YES [ ] NO

j. Has a percolation test been done? [ ] YES [x] NO [ ] UNKNOWN If YES, are the results available? [ ] YES [ ] NO

k. Has a test pit been done? [ ] YES [x] NO [ ] UNKNOWN If YES, are the results available? [ ] YES [ ] NO

l. Have you subdivided the property? [ ] YES [x] NO [ ] UNKNOWN

m. Are there any local permits? [ ] YES [x] NO [ ] UNKNOWN Please explain: \_\_\_\_\_

n. Are there attachments explaining any of the above? [ ] YES [ ] NO [ ] UNKNOWN

o. Septic/Design plan available? [ ] YES [x] NO [ ] UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) [ ] YES [x] NO If YES, please explain: \_\_\_\_\_

9. ADDITIONAL INFORMATION:

Empty rectangular box for additional information.

10. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS [Signature: RRR] [Signature: RMB] [Signature: RJA] [Signature: RLN]
05/21/26 11:17 AM EDT | 05/22/26 9:50 PM EDT | 05/21/26 5:20 PM EDT | 05/21/26 1:58 PM EDT

BUYER(S) INITIALS [ ] [ ]

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TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

**ACKNOWLEDGEMENTS:**  
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

*Renita A. Rae, Trustee and Executor*  
dotloop verified  
05/21/26 11:17 AM EDT  
6MMY-TNG7-FNPR-1JVU

SELLER DATE

*Robin M. Bordonaro, Trustee and Executor*  
dotloop verified  
05/22/26 9:50 PM EDT  
7LSF-PJDQ-XAC2-UQYQ

SELLER DATE

*Randi J. Greco, Trustee*  
dotloop verified  
05/21/26 5:20 PM EDT  
TQSZ-P4PI-HMVO-SWTB

SELLER DATE

*Roni Lynn Nelson, Trustee*  
dotloop verified  
05/21/26 1:58 PM EDT  
JHDY-6MIS-XDVQ-3PND

SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

CHIARELLA LAW OFFICE, P.C.  
P.O. BOX 310  
SPRINGFIELD, NH 03284

Transfer Tax = \$ 600.00

**QUITCLAIM DEED**

**KNOW ALL PERSONS BY THESE PRESENTS** that we, **WILLIAM E. SCIRE aka William Scire**, of Dover, New Hampshire, **ROBERT C. SCIRE, aka Robert Scire**, of Woburn, Massachusetts, and **SCIRESS REALTY**, a Massachusetts general partnership, for consideration paid, grant an undivided fifty percent interest in common to **ROBIN M. BORDONARO, RENITA A. RAE, RANDI J. GRECO** and **RONI LYNN NELSON, as TRUSTEES OF THE SCIRE FAMILY REALTY TRUST, U/D/T DATED AUGUST 13, 2012**, of c/o Renita A. Rae of 412 Chestnut Street, Wilmington, Massachusetts 01887, and the other undivided fifty percent interest as a tenant in common with the said trustees of the Scire Family Realty Trust, to **ROBERT C. SCIRE**, of 22 Independence Drive, Woburn, Massachusetts 01801, all of our right, title and interest in and to:

A parcel of land situated in Newbury, in the County of Merrimack and State of New Hampshire, and bounded and described as follows:

Beginning at the corner of the lot; thence running Southerly by highway leading over Baker Hill to Newbury, to stake and stones standing on the southeast corner of said lot, thence westerly by land formerly of Moses Collins, now or formerly of W. L. Sargent about fifty rods, to land formerly of Joshua Blodgett, now or formerly of Frank H. Messer; thence northerly to the northeast corner of said Blodgett lot.; thence easterly 400 feet to an iron pipe, thence northerly 385 feet to an iron pin; thence westerly 450 feet to an iron bound; thence northerly 225 feet to a crossroad leading from the County Road to Baker Hill Road; thence easterly on the south line of said road to the first mentioned bound.

Being the premises conveyed by the Warranty Deed of Karl P. Essigmann, Joan M. Essigmann, Samuel G. Scire and Nancy C. Scire, to Sciress Realty, dated April 27, 1970 and recorded in Book 1069, Page 257 in the Merrimack County Registry of Deeds, said to be all property shown on Plan 2477 recorded in the Merrimack County Registry of Deeds consisting of Lots 10, 11, 12, 19, 20, 21 and the remaining lot of land on the southerly end of the premises of approximately 20 acres, more or less, but excepting and reserving all prior conveyances of lots, being Lots 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17 and 18 shown on Plan 2477 (**Lot 16** by deed recorded in Book 1079, Page 410; **Lot 1** by deed recorded at Book 1087, Page 359; **Lot 5** by deed recorded at Book 1226, Page 496; **Lot 6** by deed recorded in Book 1226, Page 497; **Lot 7** by deed recorded at Book 1226, Page 498; **Lot 17** by deed recorded at Book 1332, Page 1078; **Lot 18** by deed recorded at Book 1332, Page 1080; **Lot 15** by deed recorded at Book 1396, Page 142; **Lot 3** by deed recorded at Book 2677, Page 1682; **Lot 4 & 13** by deed recorded at Book 2981, Page 1238; **Lot 14** by deed recorded at Book 3412, Pages 854 and 951, and **Lot 2** by deed recorded at Book 2677, Page 1684, all in the Merrimack County Registry of Deeds).

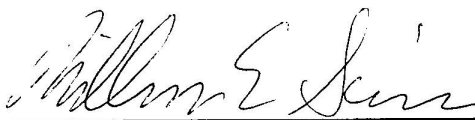
Also conveying all, right, title and interest in and to the forty foot (40) wide way or road shown on said Plan 2477, known as Luryelee Drive with the Town of Newbury, to be used in common with others so entitled for access, ingress and egress to and from Old County Road.

**Subject to any current use classification and lien with the Town of Newbury.**

**This is not homestead property.**

Signed and conveyed by Sciress Realty, William E. Scire & Robert C. Scire.

Signed this 12<sup>th</sup> day of Dec, 2018.

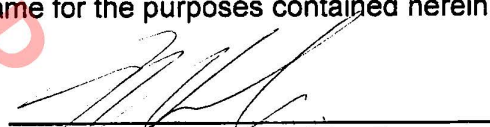


William E. Scire, individually and as  
one of the two general partners  
of Sciress Realty

Commonwealth of Massachusetts

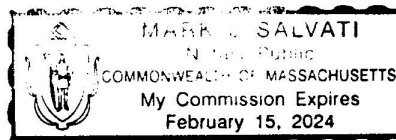
COUNTY OF Middlesex

On the 12<sup>th</sup> of Dec, 2018, before me, the undersigned officer,  
personally appeared William E. Scire, individually and as one of the two general  
partners of Sciress Realty, known to me (or satisfactorily proven) to be the  
persons whose names are subscribed to the foregoing instrument and  
acknowledged that they executed the same for the purposes contained herein.

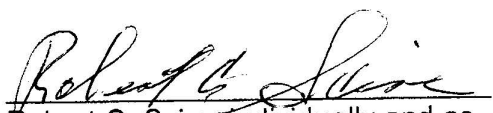
  
Notary Public/Justice of the Peace

Printed name of Officer: Mark Salvati

My Commission Expires: 2/15/24



Signed this 14 day of December, 2018.

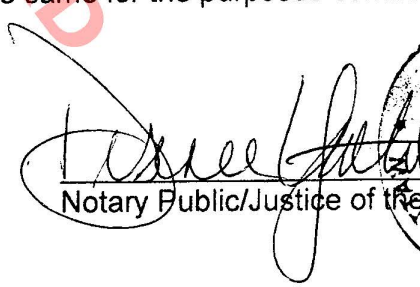
  
Robert C. Scire, individually and as  
the other of the two general partners  
of Sciress Realty


COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex

On the 14 of December 2018, before me, the undersigned  
officer, personally appeared Robert C. Scire, individually and as one of the two  
general partners of Sciress Realty, known to me (or satisfactorily proven) to be  
the persons whose names are subscribed to the foregoing instrument and  
acknowledged that they executed the same for the purposes contained herein.

Printed name of Officer:

  
Notary Public/Justice of the Peace



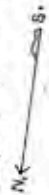
My Commission Expires:



DESIREE YATTAW  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 31, 2025

(1) 2477 Record of July 17, 9-15 A.M. 1970  
 State: Kathleen M. Roy, Register

Scale: 1 inch = 100 ft



Property of  
 "Sciress Realty"  
 Located in Newbury, N. H.

John Eastman, Sub.  
 & William W.  
 Flamingham, Mass.

Flinton

PUBLIC RECORD

Let:  
 1-2, 3-4-5-6-7  
 8-11-12-13-14-15-16-17-18  
 19-20-21-22-23  
 Reg. with William W. Flamingham, N. H.  
 & John M. Flamingham, N. H.  
 Approval: 1/18  
 7/17, 1970

Survey May 1970  
 Traced July 15, 1970



